

**17 Whistler Gardens, Canford Heath,  
Poole, Dorset, BH17 8AE**

**Offers In Excess  
of £315,000  
Freehold**

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**A modern chalet style home nicely positioned within a no through road offering well proportioned living accommodation and presented in exceptional condition throughout. The accommodation comprises of a good size entrance hallway, open plan lounge/dining/kitchen area with French doors leading to the rear garden, ground floor bathroom and bedroom two. On the first floor there is a superb, spacious master bedroom with built in bedroom furniture and en-suite shower room. There is UPVC double glazing, gas fired central heating, driveway, carport and garage plus a sunny aspect rear garden. No Forward Chain.**



**LOCATION NOTE** The property is situated within a modern development on Canford Heath which has become a very popular and convenient location for all age groups, with local schools, shops, supermarkets and Tower Park close to hand. The centre of Poole is approximately two miles away with its main bus and coach terminal and a mainline London railway station as well as Poole Park and a little further on Poole Quay. The larger resort town of Bournemouth and Sandbanks beaches are both approximately a twenty minute drive away.

**COMPOSITE PART DOUBLE GLAZED OPAQUE DOOR**  
With spyhole leads into:

**GOOD SIZE ENTRANCE HALLWAY** Smooth set ceiling, two light points, smoke detector, Siemens central heating and hot water control panel, radiator, stairs give access to first floor accommodation, understairs storage cupboard housing the wall mounted electric consumer unit, UPVC double glazed window to front aspect, wood effect laminate flooring, doors then lead off to:

**OPEN PLAN LOUNGE/DINING ROOM/KITCHEN** 18' 6" x 15' 7" max. measurements (5.64m x 4.75m) Smooth set ceiling throughout with a combination of downlighters and three light points, smoke detector, UPVC double glazed French doors leading out onto the patio and rear garden and to the side there is a UPVC double glazed window, TV and telephone points, two radiators, space for table and chairs. Kitchen area: Comprising a range of white gloss fronted soft closing wall and base units to include drawers, stainless steel type handles, square edge worksurfaces incorporating stainless steel one and a half bowl drawer sink with mixer tap, four ring Zanussi gas hob, extractor canopy above and ceiling extractor, fan assisted oven and grill below, integrated fridge/freezer, space for washing machine, wood effect laminate flooring throughout the room.

**BEDROOM 2** 11' 8" x 8' 6" (3.56m x 2.59m) Smooth set ceiling, light point, UPVC double glazed window to the front aspect, radiator.

**GROUND FLOOR BATHROOM** 8' 1" x 5' 5" (2.46m x 1.65m) Comprising a white three piece Roca suite including panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush push button WC, part tiled walls, wall mounted shaver point, radiator, smooth set ceiling, light point, extractor fan, tiled effect floor.

**FROM THE ENTRANCE HALLWAY, STAIRS GIVE ACCESS TO:**

**FIRST FLOOR LANDING** Smooth set ceiling, light point, smoke detector, airing cupboard housing the gas combination boiler with slatted shelving for linen storage, door then leads through to:

**MASTER BEDROOM** 21' x 9' 7" excluding recesses (6.4m x 2.92m) A spacious room with smooth set part sloping ceilings, light point, loft access hatch, UPVC double glazed window to the rear aspect, radiator below, along one wall are quality fitted wardrobes with shelving and hanging space, matching chest of drawers, additional UPVC double glazed window to the front aspect with radiator below, TV and telephone points, Siemens central heating and hot water control panel, door leads through to:



**EN-SUITE SHOWER ROOM** 12' 4" into window recess x 6' (3.76m x 1.83m) A three piece suite comprising built in shower cubicle with glass sliding door, Mira electric shower, Roca pedestal wash hand basin with mixer tap and low flush push button WC, part tiled walls, shaver point, radiator, UPVC double glazed opaque window to rear aspect, tile effect floor, smooth set ceiling, downlighters and extractor fan.



**OUTSIDE - FRONT** There is a small lawned area and a some mature shrubbery with a pathway leading up to the front door. To the side there is a tarmac driveway with carport that provides off road parking, this then leads up to a GARAGE with pitched roof, up and over door, power and light and next to this is a wooden latch gate which gives access to:

**OUTSIDE - REAR** A sunny, southerly aspect rear garden with a small patio area immediately abutting the property, external lights and power point. The garden is laid to lawn and continues around the rear of the garage. In the corner there is a seating area and the garden is enclosed by close boarded fencing.

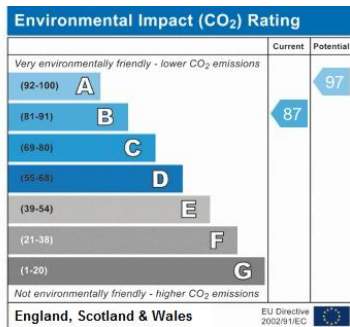
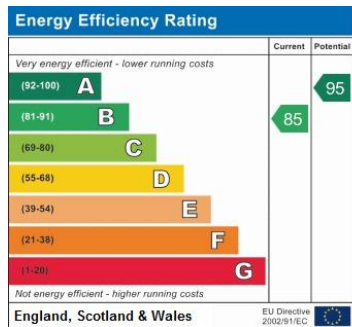


**COUNCIL TAX BAND 'C'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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